



55 Scott Street, Galashiels, TD1 1HW

Guide price £130,000





55 Scott Street Galashiels, TD1 1HW

- Ground Floor Flat
- Immaculately Presented
- Ideal First Time Buy
- Gas Central Heating
- Excellent Local Schooling
- Two Bedrooms
- Popular Residential Location
- Private Garden
- Close To Town Centre
- Train Station Nearby

We are delighted to bring to market this spacious two-bedroom ground floor flat, ideally situated within easy walking distance of Galashiels town centre and its excellent range of local amenities and transport links. Offering generous accommodation throughout, the property features a bright lounge, kitchen, contemporary shower room and two well-proportioned double bedrooms. Further benefits include excellent storage, gas central heating, double glazing and a charming enclosed courtyard garden, making this an ideal purchase for first-time buyers, downsizers or those seeking convenient single-storey living.

ACCOMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - SHOWER ROOM - KITCHEN - TWO BEDROOMS-



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Internally

The property is entered via a welcoming entrance porch, which leads into the central hallway providing access to the principal accommodation.

Positioned to the front of the property is an exceptionally spacious lounge, flooded with natural light from multiple windows. This generously proportioned reception room offers an excellent space for both relaxing and entertaining.

The kitchen is located towards the centre of the home and is fitted with a range of wall and base units, providing ample storage and workspace for everyday cooking. Adjacent to the kitchen is a well-appointed shower room, fitted with a three-piece suite comprising a WC, wash hand basin and shower enclosure.

To the rear of the property are two well-proportioned bedrooms, both offering comfortable accommodation with ample space for freestanding furniture. The larger of the two bedrooms further benefits from a built-in storage cupboard, while additional storage cupboards are conveniently located off the hallway, ensuring practical storage throughout the home.

Kitchen

The kitchen is fitted with a good range of contemporary high-gloss wall and base units, complemented by laminated worktops and stylish grey metro tiled splashbacks. It incorporates a stainless steel sink with mixer tap, an integrated electric double oven, ceramic hob and extractor hood above. There is also space for additional freestanding appliances, while the generous worktop space provides a practical area for everyday meal preparation. A large window allows for plenty of natural light, creating a bright and functional space ideal for day-to-day living.



Shower Room

The contemporary shower room has been thoughtfully upgraded and is fitted with a modern three-piece suite comprising a concealed cistern WC, vanity wash hand basin with useful storage below, and a generous walk-in shower enclosure with screen and shower.

Externally

The property enjoys a charming, low-maintenance courtyard garden that has been thoughtfully designed to create an attractive and private outdoor space. A generous raised timber decking area provides the perfect setting for outdoor seating, al fresco dining and entertaining, while the surrounding stone-chipped area offers additional space for potted plants and garden furniture.

Fixture & Fittings

Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.

Services

All mains services are present including water, electricity, gas and drainage.

Location

The property is located within a very popular residential area where local amenities are readily available nearby. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities are readily available a short distance away in Galashiels town centre including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Council Tax

Tax Band B.

Viewings

Viewings are strictly by Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

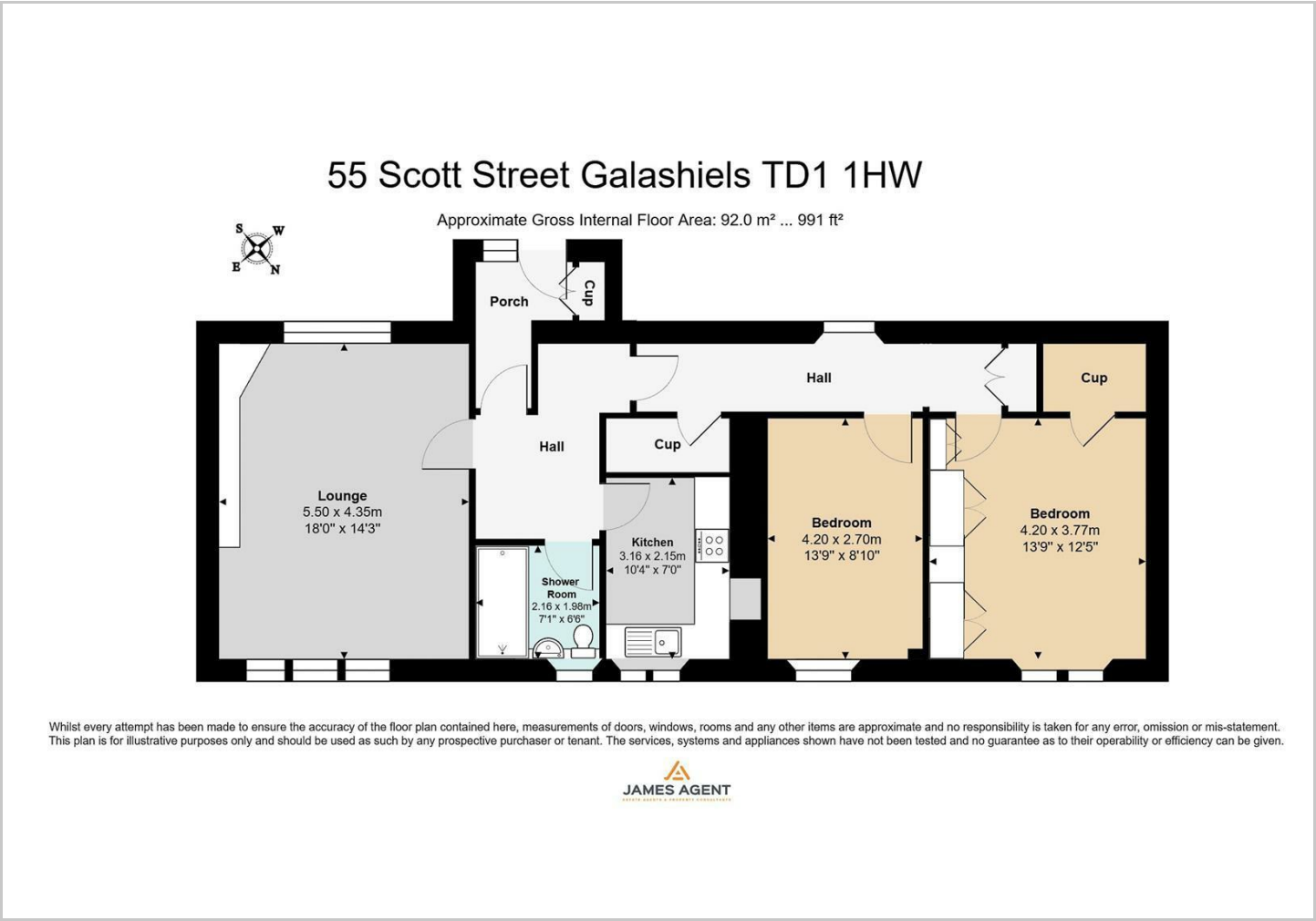
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

